

JUL 29

SEARHC

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July 19, 2002

Joel Neimeyer
Project Officer
Denali Commission
510 L Street, Suite 410
Anchorage, AK 99501

RE: Denali Project 0028-DC-2001-110

Dear Mr. Neimeyer:

Please accept the enclosed Progress Report for the SEARHC Haines Health Center project. Should there be any questions, feel free to call Matt Christner at 907.966.8313.

Sincerely,



Dennis Heller
Facilities Manager

PROGRESS REPORT
Haines Health Center Phase III & IV
Quarterly Report April 1 - June 30, 2002

Project 0028-DC-2001-110

A/E Consultant: NANA/DOWL

Contractor: Phase III, Northern Construction
Phase IV, Johnson Construction

Status:

Phase III: Complete. Contract Date 09/19/01. Actual Completion Date 06/04/02

Phase IV: Under Construction. Contract Date 01/04/02. Revised Completion Date 9/20/02. On budget with change orders.

Construction Activities Completed to Date:

Phase III

- Complete installation of the foundations for the West and East Additions.
- Completion of the site improvements including the parking area and storm drainage.

Phase IV

- 90% complete for West Addition
- 30% complete for East Addition.

Questions or Problems during this period:

- Phase III contractor assessed liquidated damage for delay in contract completion. Total delay was 34 days.
- Phase IV contract has been running smoothly with only routine design clarifications and minor change orders. A delay claim for site overhead and unabsorbed overhead resulting from the Phase III contractor's inability to complete its contract in a timely manner was submitted using the Eichleay formula. SEARHC is currently in the review process.

Workers on site subject to DBA wage requirements during this period:

| Workers On Site | | | |
|-----------------|--------------------|---|-------------------|
| 3 | Plumbers | 1 | Electrician |
| 3 | Carpenters | 2 | Laborers |
| 2 | Flooring Installer | 2 | Sprinkler Fitters |
| 1 | Ceiling Installer | 3 | Roofers |

PROGRESS REPORT
Haines Health Center Phase III & IV
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| Workers On Site | | | |
|-----------------|--------------------|---|-------------------|
| 1 | Sheet metal worker | 1 | Drywaller/Painter |

Indian/ Alaska Natives employed during this period: 3

Attachments: (1) Photos (2) 4/17, 5/18 & 6/17 Inspection Reports

INSPECTION REPORT HAINES HEALTH CENTER PHASE IV

6/17/02

Inspector: Matt Christner

Contractor: Johnson Construction Inc
Northern Construction Inc

| Weather | |
|---------------|--------------|
| Wind | Okts |
| Precipitation | clear |
| Temperature | +75°F |

| Equipment On Site | | | |
|-------------------|------------------|---|-------------|
| 0 | Excavator | 0 | Dump Trucks |
| 0 | Roller/Compactor | 1 | Forklift |

| Workers On Site | | | |
|-----------------|--------------|---|--------------|
| 0 | Sheet Rocker | 0 | Sheet Metal |
| 1 | Electricians | 2 | Carpenters |
| 1 | Laborers | 2 | Pipe Fitters |

Construction Completed Since Last Inspection:

West Addition: Ceiling tile, casework, flooring, exterior vent grilles, ductwork, sprinklers, electrical trim. (JCI)

East Addition: Wall and roof framing. (JCI)

Site: Completion of Phase III sitework. NCI relocated construction materials and equipment to the SE portion of the site.

Construction Activity Observed On-Site:

(JCI) Plumbing/Heat installation. Electrical trim. Pick up framing on E end, pre painting facia, prep for core drilling opening for the elevator controls from elevator mechanical to the pit.

Specific Points of Inspection:

East end framing, West end finishes, ductwork, site improvements

Deficiencies/Questions/Problems:

Plumbing- Question on the fuel supply. Directed the plumber to transition from flex to copper prior to entering the building. Vertical piping needs to be recessed

into the wall and sheetrock patched over the opening.

Electrical- Ductwork in boiler room conflicts with electrical panel. JCI to resolve.

Emergency lights in existing basement are redundant and will not be installed this phase. Work will be exchanged for new outlets in boiler room, an exterior light near side stairway, light switch near new foundation wall cut into the W. addition basement, outlet near the emergency room ramp.

Located light fixtures in ceiling grid. Sprinkler drops are in conflict.

Replace existing exit sign near N. stairway in the basement.

Conduit being routed to the elevator mechanical room needs to be separated from water pipes per specifications. When not possible, insulate water piping in areas where conduit is close or in contact with the pipes.

Sprinkler- FM approval granted for sprinkler system as submitted. Submittal is different than CO # 5 and the contract drawings. The job conditions are also different than the submittal represented in that there is no fire alarm panel specified in the design.

AirHandler- The supply and return air ducting was not installed per the plans. Caused conflict with the electrical panel clearance to meet NEC. The solution may lie in a transition which has a 45 degree vs a 30 degree offset. Current installation may be reworked to meet code.

Demolition- The locations in hall 112 where the walls and equipment were demolished will be patched by JCI. Transition strips will be installed as necessary. The threshold at the new door through the concrete cut into the W. addition basement needs to be grouted.

Roofing- The roofing contractor will be on site June 18. Issues which need to be resolved include joint between the asphalt and the pvc roof materials. Acceptable changes in the field were made to the cricket at the E. addition in order to maintain the siding reveal.

Other Tasks:

Photo Log: See Attached

| Materials Stored | Comments |
|------------------|------------------------|
| Misc | On site in good order. |

| Materials Stored | Comments |
|------------------|----------|
| | |

Signature _____ Date _____

INSPECTION REPORT HAINES HEALTH CENTER PHASE IV

5/8/02

Inspector: Matt Christner

Contractor: Johnson Construction Inc
Northern Construction Inc

| Weather | |
|---------------|-------|
| Wind | Okts |
| Precipitation | clear |
| Temperature | +45°F |

| Equipment On Site | | | |
|-------------------|------------------|---|-------------|
| 0 | Excavator | 0 | Dump Trucks |
| 0 | Roller/Compactor | 1 | Forklift |

| Workers On Site | | | |
|-----------------|--------------|---|--------------|
| 1 | Sheet Rocker | 0 | Sheet Metal |
| 0 | Electricians | 3 | Carpenters |
| 1 | Laborers | 2 | Pipe Fitters |

Construction Completed Since Last Inspection:

West Addition: Rough in of water, electrical, ductwork, hang and tape (1st coat) sheet rock, siding trim, fascia. (JCI)

East Addition: Excavation, footing, elevator pit foundation walls, backfill, temporary access, and demo of concrete entry stairs. (NCI)

Site Improvements: Clearing trees from bio swale.

Construction Activity Observed On-Site:

(JCI) RI Plumbing/Heat installation. Sheet rock taping, cleanup, prep for core drilling for rain leader and fuel supply line,

(NCI) Forming second level footing for E addition. Placement of preprufe slab. Sealing and pinning existing footings.

(Cascade Environmental) Removal of asbestos paneling adhesive. Approximately 10 linear feet near new foundation cut for access into elevator.

Specific Points of Inspection:

Sheet rock, ductwork, concrete formwork, asbestos removal.

Deficiencies/Questions/Problems:

Plumbing- Vent pipes need to be suspended from ceiling at 10' o.c.
Waste piping not held tight to ceiling.
Ductwork insulation

Exterior- Facia Detail needs to be reworked on West elevation.

Coordination- Concerns were made by NCI that their completion of the parking lot was being hindered by the presence of JCI on site.

Summary of Discussions/Directions given to Contractor:

- Readdressed coordination requirements with both NCI and JCI
- Reviewed fuel tank location, bollards. Location noted on plans changed in the field to move tank closer to building so as not to obstruct alleyway.
- Reviewed bioswale improvements with NCI.

Other Tasks:

Photo Log: See Attached

| Materials Stored | Comments |
|------------------|------------------------|
| Misc | On site in good order. |
| | |

Signature _____ Date _____

INSPECTION REPORT

HAINES HEALTH CENTER PHASE IV

4/17/02

Inspector: Matt Christner

Contractor: Johnson Construction Inc

| Weather | |
|---------------|-------------|
| Wind | Okts |
| Precipitation | clear |
| Temperature | 40°F |

| Equipment On Site | | | |
|-------------------|------------------|---|-------------|
| 0 | Excavator | 0 | Dump Trucks |
| 0 | Roller/Compactor | 1 | Forklift |

| Workers On Site | | | |
|-----------------|--------------|---|--------------|
| 1 | Sheet Rocker | 1 | Sheet Metal |
| 1 | Electricians | 0 | Carpenters |
| 0 | Laborers | 2 | Pipe Fitters |

Construction Completed Since Last Inspection:

West Addition: Rough in of water, electrical, insulation and sheetrock of ceiling in ER,
Roof completed.

East Addition: No work completed.

Construction Activity Observed On-Site:

Plumbers installing Waste tie in.
Electrician installing Main feed and panel.
Sheet metal sub laying out ducts.
Sheet rock being fire taped in ceiling of ER.

Specific Points of Inspection:

Roof installation. Water test (passed) 100 PSI for 4hours) Electrical box installation (location and taped for VB).

Deficiencies/Questions/Problems:

Plumbing- No fire caulking for penetrations
Water not insulated
Vent and sewer not supported at floors
Vent pipes need to be suspended from ceiling at 10' o.c.

Double wall fuel line location.

Drain leader discharge relocated to and cabinets changed in length on N. wall of ER.

Electrical- Location of conduit chase for panel tie in.
Emergency lights moved from existing walls to opposite new walls to minimize demolition.

Windows- Flashing not complete. The removable flanges were not sealed to window.

Summary of Discussions/Directions given to Contractor:

- Reviewed roof installation: Noted one location where ponding occurs at bottom of new torch down cricket.
- Reviewed fuel tank location
- Reviewed Pay Request.

Other Tasks:

Met with City on Storm Drain.

Photo Log: See Attached

| Materials Stored | Comments |
|------------------|------------------------|
| Misc framing. | On site in good order. |
| | |

Signature _____ Date _____